



GRASSROOTS
REALTY GROUP

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31 Coventry Road NE
Calgary, Alberta

MLS # A2340545



\$509,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Good starter home or investment property! Welcome to this well-kept single-family home in the convenient community of Coventry Hills, within walking distance to schools and shopping. The home features freshly painted walls and no carpet throughout, making it easy to maintain. The upper floor offers 3 good-sized bedrooms and a full bathroom with a separate shower and bathtub. The main floor features a large living room, spacious foyer, open-concept kitchen, and generous dining area, perfect for everyday living and entertaining. The fully finished basement provides additional living space with an extra bedroom, large family room, and full bathroom. Enjoy a convenient location close to schools, playgrounds, public transit, shopping, and major roadways, providing easy access to everything you need. **
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